



CLEARING AND GRADING CRITERIA

Planning & Community Development

A permit is required before doing any of the following tree cutting, land clearing, filling, and/or grading activities on your property:

1. Removal of more than six significant trees from any property.
2. Clearing of 3,000 square feet of land or 1,500 square feet of land in a critical drainage.
3. Earthwork of 50 cubic yards or more. This includes any activity which moves 50 cubic yards of earth, whether material is excavated or filled; and whether the material is brought into the site, removed from the site, or moved around the site.
4. Clearing, filling, or excavation, **in any quantities** in a shoreline area, on steep slopes, in wetlands, into or next to any body of water, including streams or drainage courses; any other critical area or critical area buffer, as defined in the Shoreline Municipal Code 20.80.
5. Any change of the existing grade by 4' or more.
6. Any work that occurs within or requires the use of a public easement, City owned tract or City right-of-way.
7. Construction or creation of new hardscape over 1,500 square feet in size, or 500 square feet in size if located in a landslide hazard area or critical drainage area.
8. Any construction of public drainage facilities to be owned or operated by the City.
9. Any construction involving installation of private storm drainage pipes 12-inch in diameter or larger.
10. Any modification of, or construction which affects, a stormwater quantity or quality control system.
11. Applications for DNR Class IV Forest Practice Permit.

Note: All activities listed above that are proposed within the City owned right-of-way will be reviewed under a right-of way permit. Please see the Right-of-Way Permit Submittal Checklist for more information about this type of proposal.